



FARMERS BRANCH

"BEST LIVING PLACE"

ORDINANCE NO. 1711

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A RESTAURANT WITH A MIXED BEVERAGE PERMIT WITHIN A HOTEL LOCATED AT THE SOUTHWEST CORNER OF IH635 AND LUNA ROAD AND IN THE PD-60 ZONING DISTRICT: PROVIDING FOR CONDITIONS OF OPERATION, PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE: PROVIDING FOR SEVERABILITY: PROVIDING FOR INJUNCTIVE RELIEF: AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a Restaurant with a Mixed Beverage Permit within a Hotel located at the southwest corner of IH 635 and Luna Road and in the PD-60 zoning district.

SECTION 2. That the Restaurant shall be located within the Hotel designated as 1590 L.B.J. and more specifically described in Exhibit "A".

SECTION 3. That the Restaurant shall be operated in accordance with Ordinance 1652, as heretofore amended, and in accordance with the approved site plan attached as Exhibit "B".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a Restaurant with a Mixed Beverage Permit in the PD-60 zoning district.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

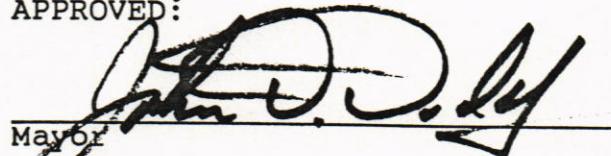
SECTION 6. If any section, paragraph, subsection, clause, phrase, provisions or word of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provided.

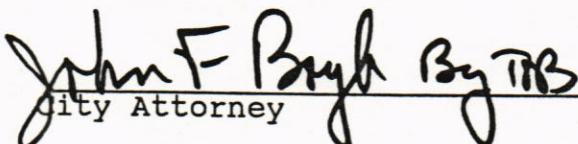
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 3 day of August, 1987.

APPROVED:

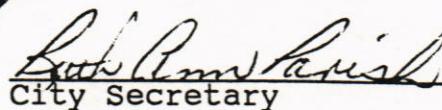


Mayor

APPROVED AS TO FORM:


John F. Bryan, Jr.
City Attorney

ATTEST:


Bob Ann Harris
City Secretary

This is to certify that I, James E. Spillman, Am a Registered Public
Notary of the State of Texas, have performed an act of Notary on the
aforesaid and that all the documents, seals, initials, and signatures of parties will be
properly executed by the aforesaid, and that the said Notary affirms that

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Marketing means efforts to promote sales of the products offered by a business. Retailing, although sometimes seen as a part of marketing, is not usually considered to be marketing. Marketing can be divided into two main areas: **Consumer marketing** and **Industrial marketing**.

1. **Product** **Marketing**: **Improving quality.** Many different techniques are used to improve product quality and to make them more attractive to consumers. These include research and development, better quality control, and advertising.
2. **Sales and distribution**: **Offering products to consumers.** This involves finding out what products consumers want and then getting them to buy them. This often involves advertising, promotional activities, and price reduction strategies.
3. **Marketing services**: **Offering support services to consumers.** This may involve providing advice on how to use products, or offering services such as delivery or installation.

Marketing is important because it helps businesses to sell their products and services effectively. It also helps consumers to find the best products and services for their needs.

BOUNDARY SURVEY

BLOCK 1, LOT 2 AND A PARCEL OF BLOCK 1, LOT 1

BILLIE P. SHAWAN SURVEY, ABSTRACT NO. 1537
CITY OF FORT WORTH BRANCH, DALLAS COUNTY, TEXAS

SOCIETY FOR BRAIN RESEARCH

RECORDED & INDEXED
JANUARY 15, 1961
DET. 111-161415
WILLIAMSON COUNTY

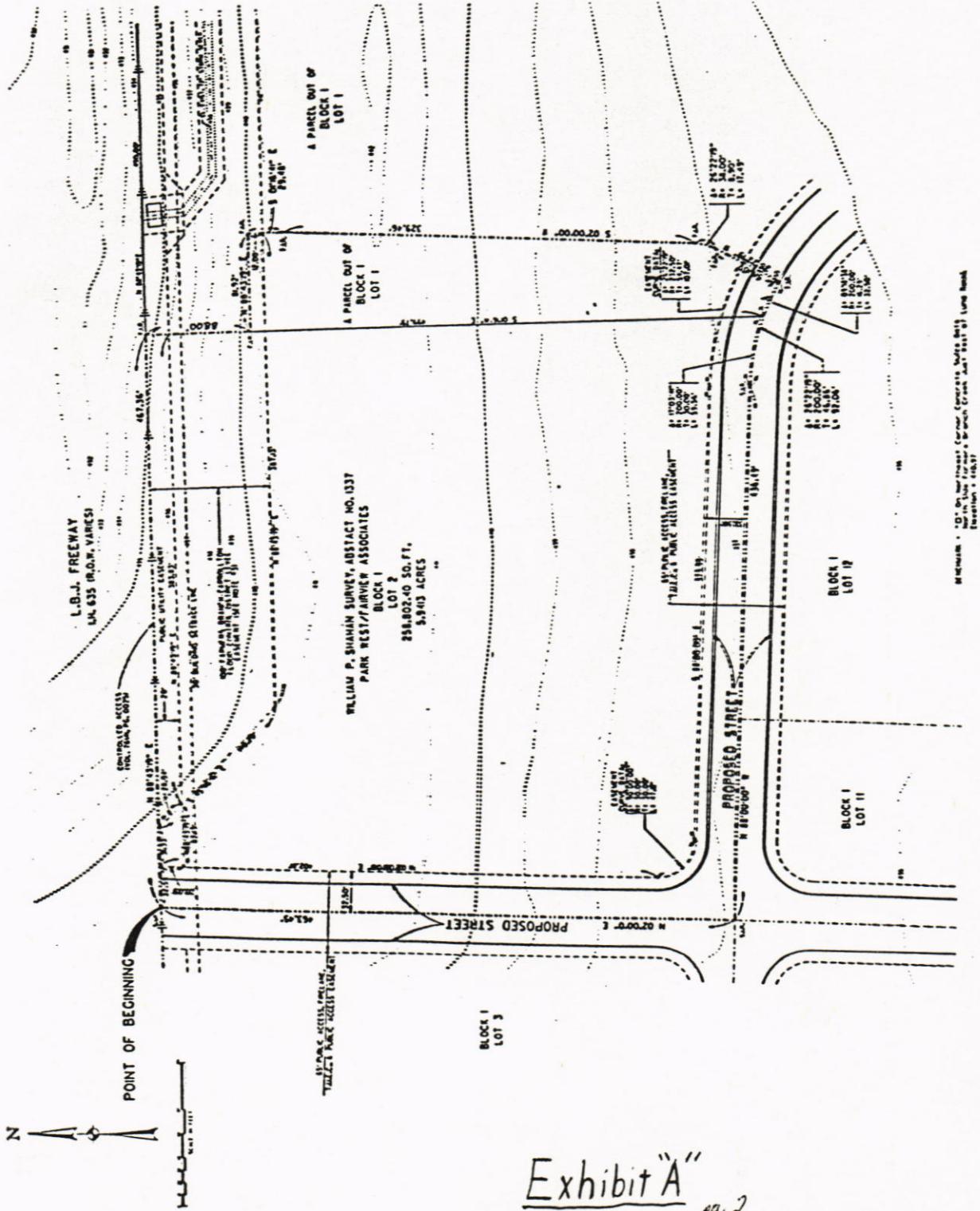
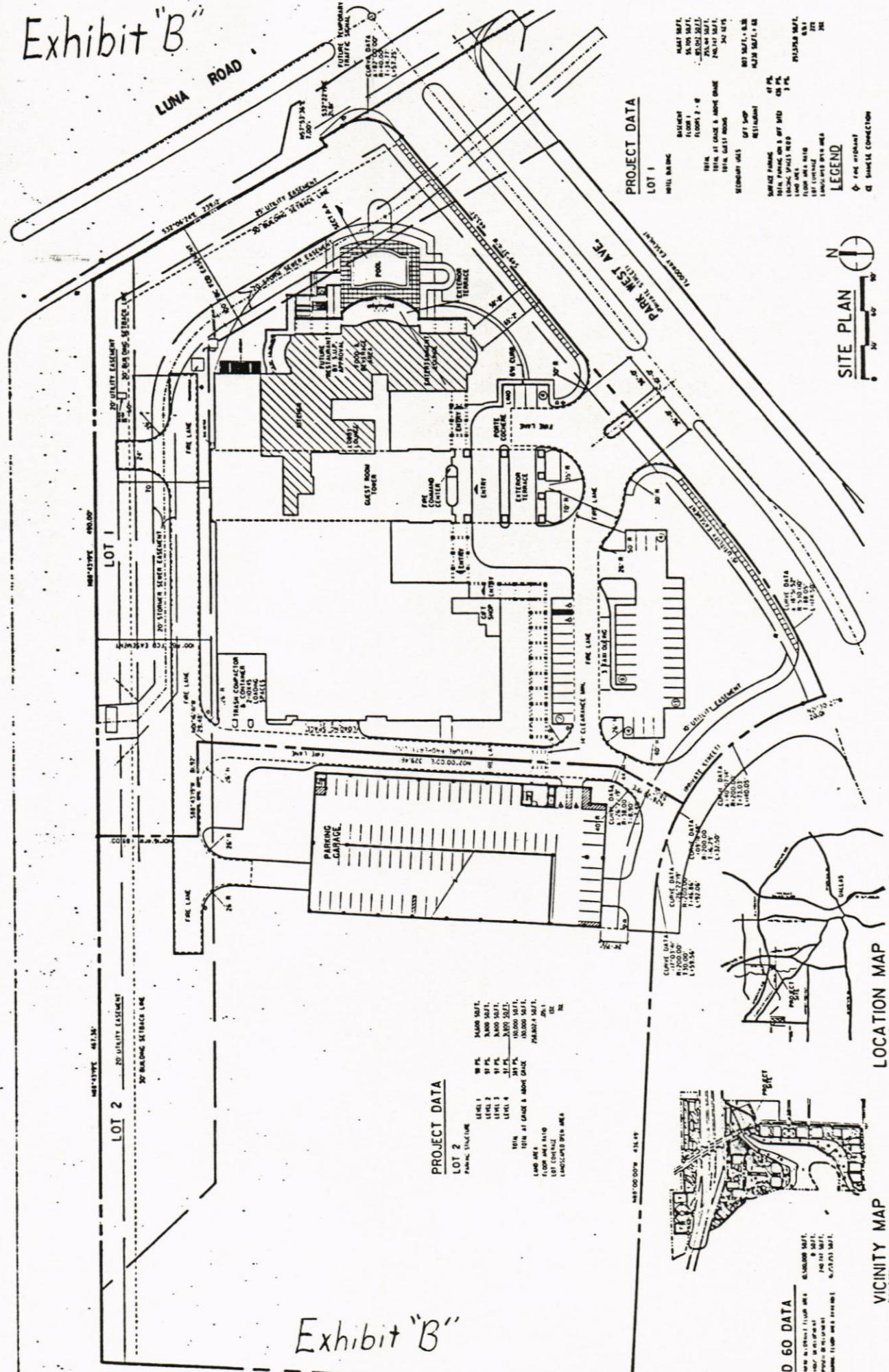


Exhibit A pg. 2

DOUBLETREE HOTEL AT PARK WEST

Exhibit "B"



DOUBLETREE HOTEL AT PARK WEST

CADILLAC FAIRVIEW URBAN DEVELOPMENT

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Exhibit "B"

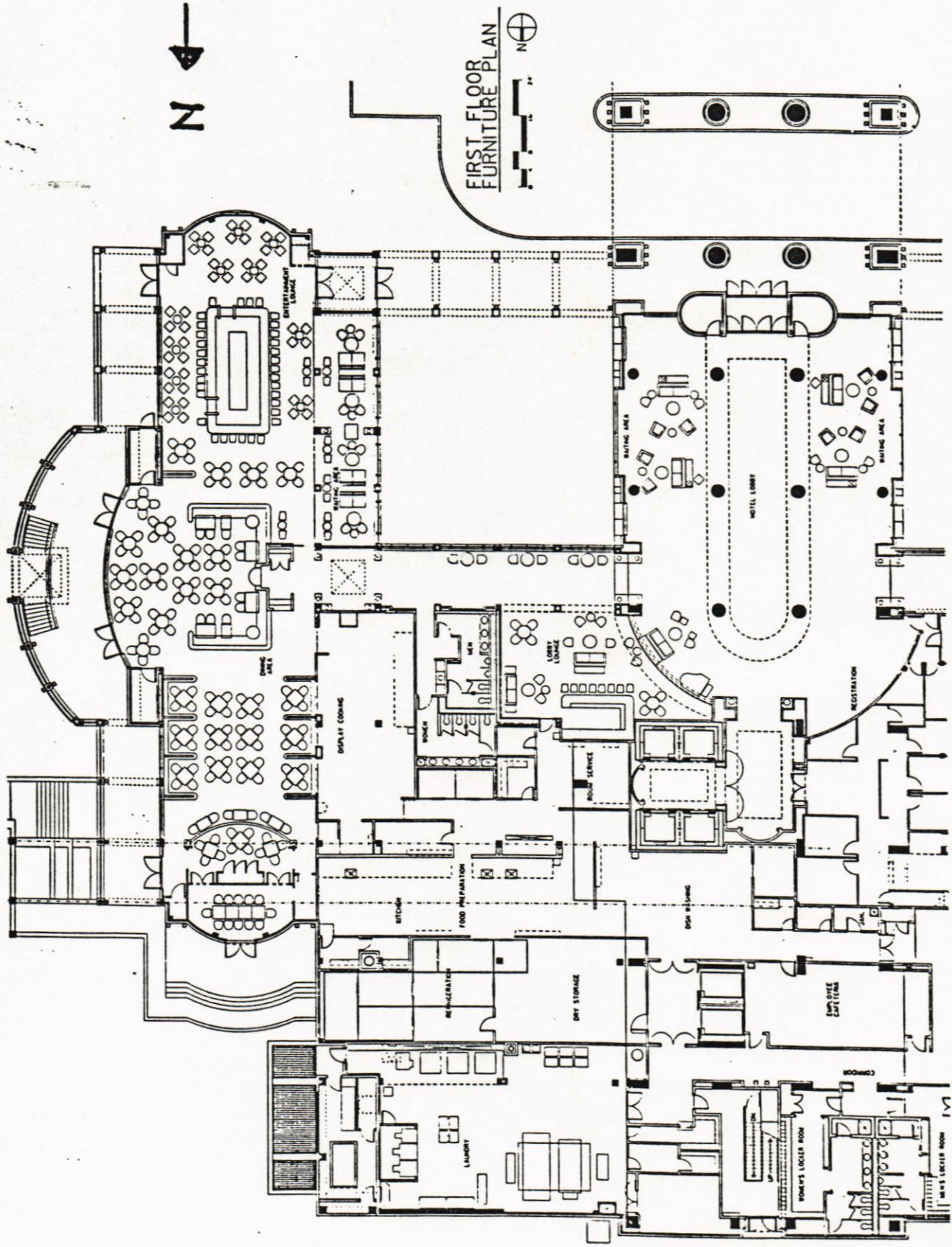
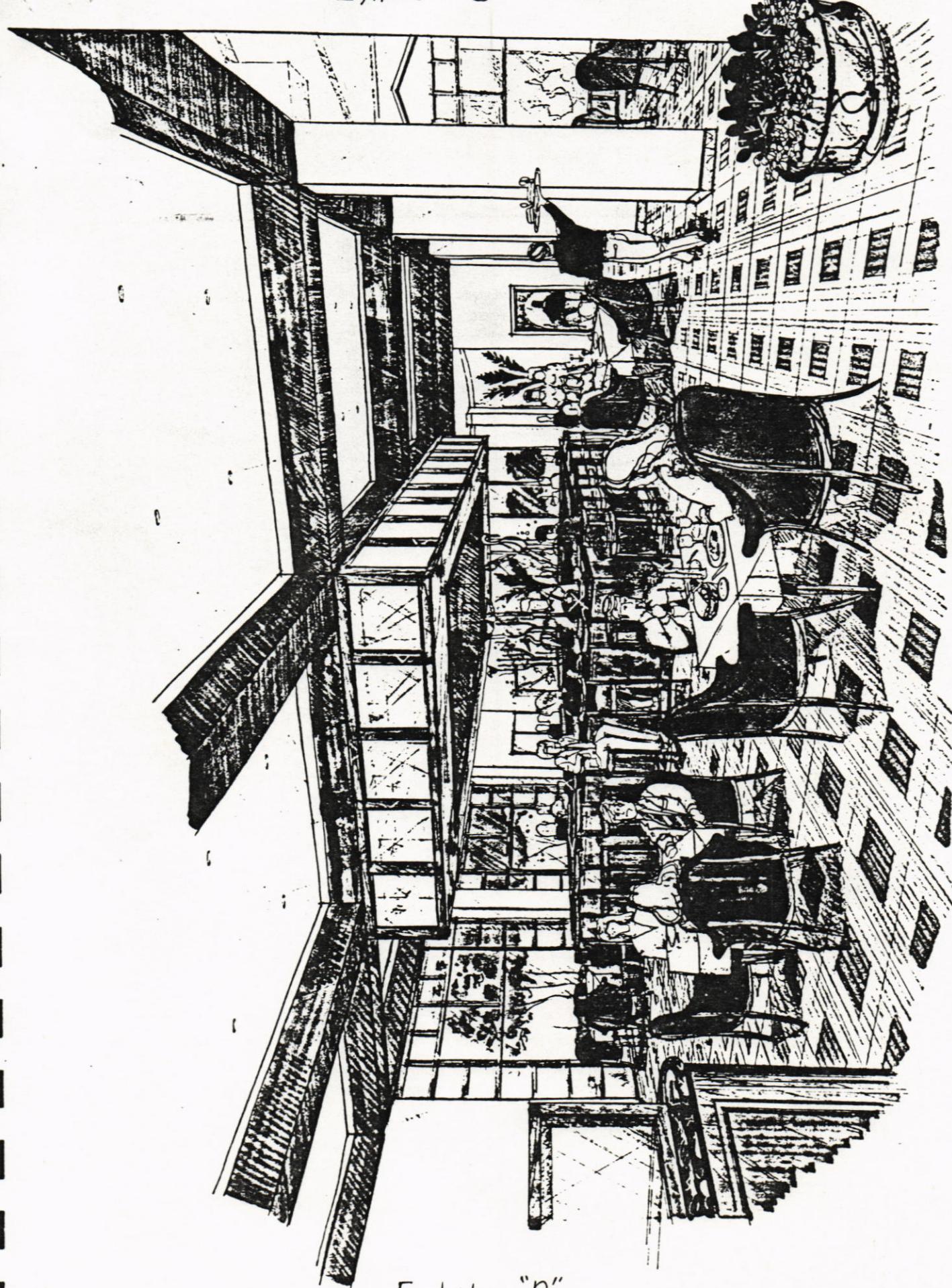


Exhibit "B"

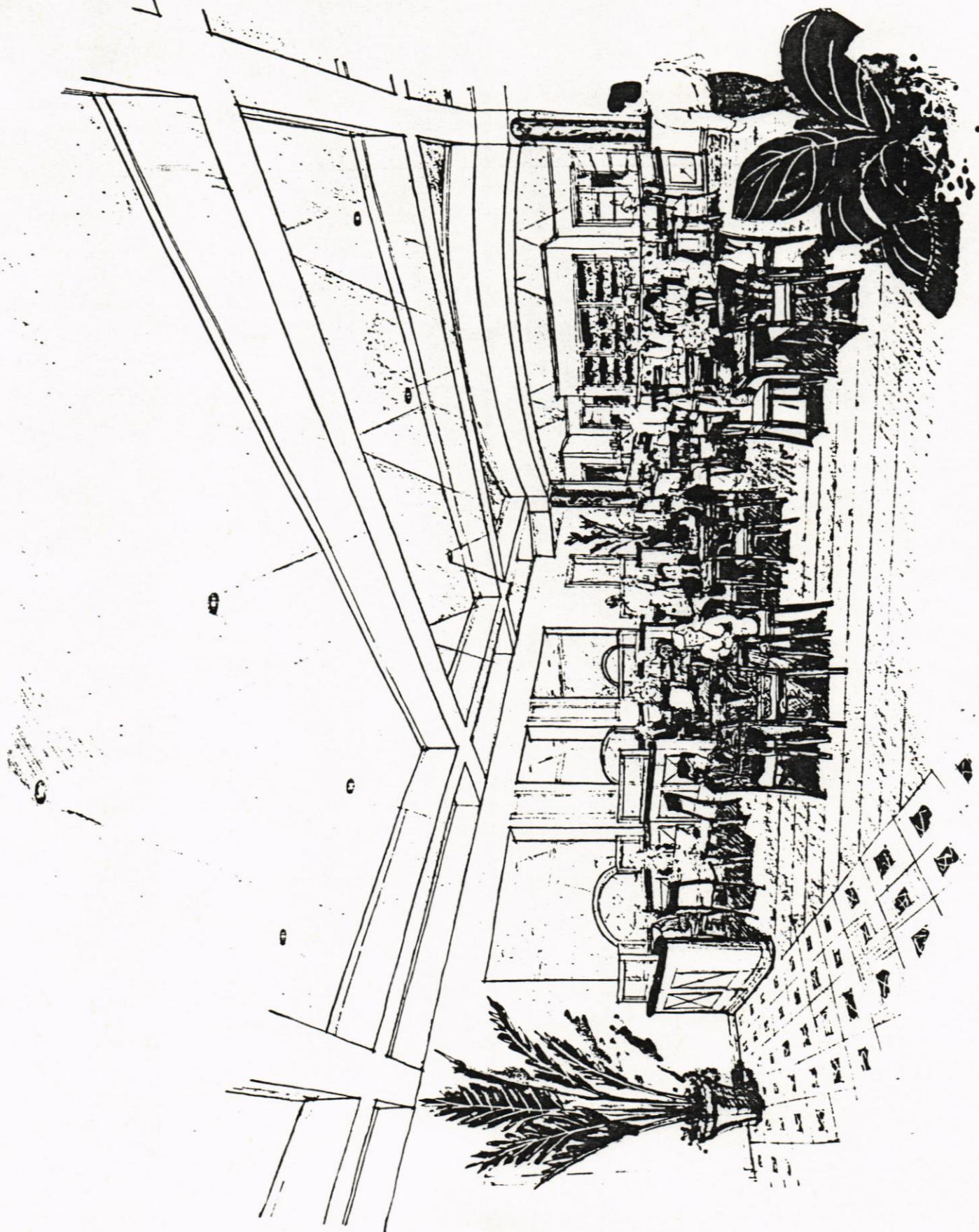
Exhibit "B"



DINING AREA

Exhibit "B"

Exhibit "B"



DINING AREA

Exhibit "B"

Exhibit "B"



VIEW TOWARDS LOBBY LOUNGE

Exhibit "B"

Exhibit "B"



Cadillac
Fairview

March 9, 1987

Mr. Charles Pettigrew,
Director of Planning
City of Farmers Branch
13000 William Dodson Pkwy.
Farmers Branch, TX 75234

Re: DOUBLETREE HOTEL AT PARK WEST

Dear Mr. Pettigrew:

We at Cadillac Fairview, Owners of Doubletree Hotel at Park West, in the city of Farmers Branch, Texas, on behalf of the Operator of the Restaurant located therein, hereby submit to the Alcohol Awareness Program offered by the Dallas Council on Alcoholism & Drug Abuse as the program of record required by City Ordinance #1652. Restaurant Management, Bartenders and all persons serving alcohol shall participate in this program within 60 days of receiving a Certificate of Occupancy and proof of attendance shall be provided to the city. New employees shall participate in this program within their first 60 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel R. Stovall".

Daniel R. Stovall

DRS/sfo



FARMERS BRANCH

RESOLUTION NO. 90-015

A RESOLUTION APPROVING A SITE PLAN FOR AN OBSERVATION PLAZA AT THE DOUBLETREE HOTEL SITE LOCATED AT 1590 LBJ FREEWAY AND WITHIN THE PLANNED DEVELOPMENT NO. 60 (PD-60) ZONING DISTRICT.

WHEREAS, the City Council of the City of Farmers Branch, Texas has received a recommendation from the Planning and Zoning Commission that a site plan be approved; and

WHEREAS, it has been determined that development of the site in accordance with the attached "Site Plan" is compatible with the development goals of the City of Farmers Branch.

NOW, THEREFORE, Be it Resolved by the City Council of the City of Farmers Branch, Texas:

SECTION 1. That the City Council does hereby approve the attached site plan for an observation plaza at the Doubletree Hotel site located at 1590 LBJ Freeway and within the Planned Development No. 60 (PD-60) zoning district.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch,
Texas, on this 22nd day of January, 1990.

APPROVED:

Dave Bunn

Mayor

APPROVED AS TO FORM:

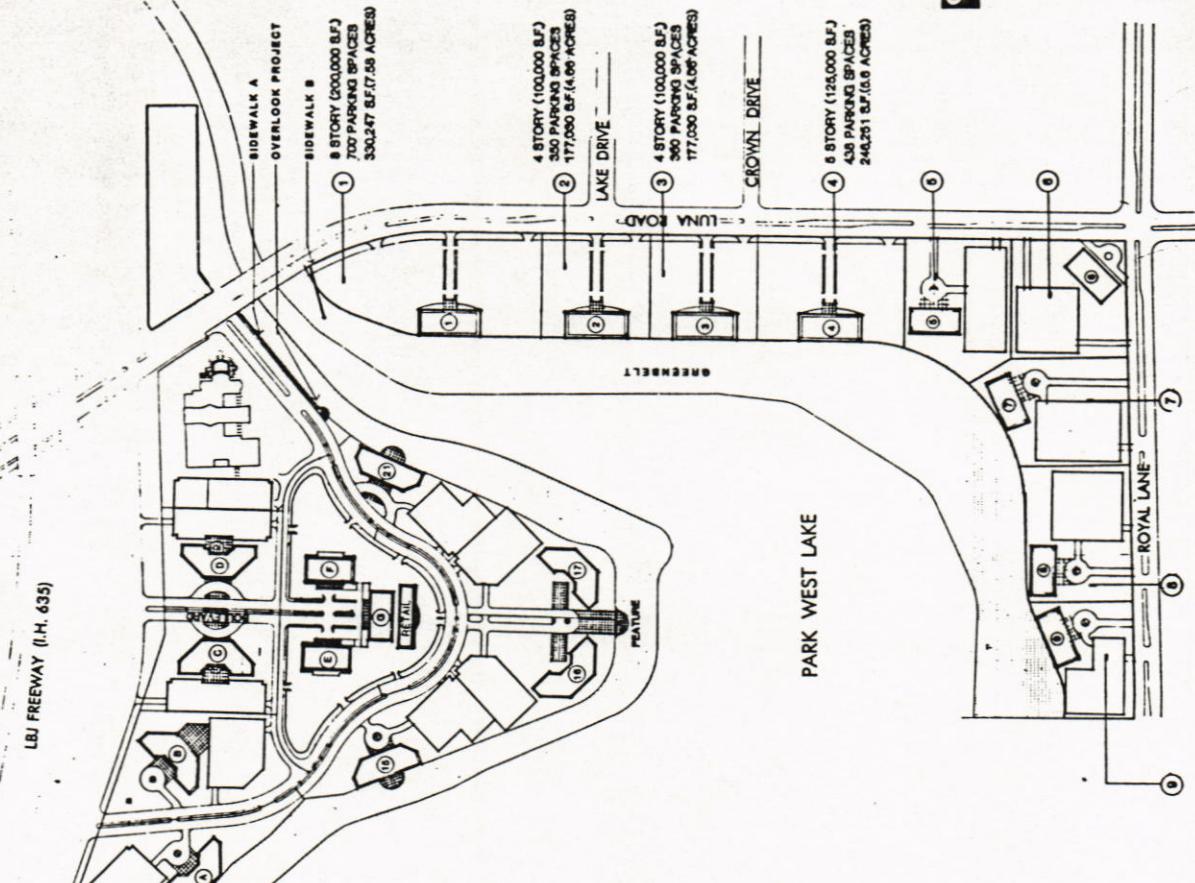
ATTEST:

T.O. Bartholow
City Attorney

Beth Ann Parish
city Secretary

H M B H U A R C H I T E C T U S

LBJ FREEWAY (I.H. 635)



AREA TABULATIONS

| | | |
|-------|-----------|--------|
| 1 | 259.898 | 5.97 |
| 2 | 224.361 | 5.15 |
| 3 | 224.368 | 5.15 |
| 4 | 221.931 | 5.09 |
| 5 | 217.438 | 4.99 |
| 6 | 212.908 | 4.88 |
| 7 | 225.064 | 5.17 |
| 8 | 231.205 | 5.31 |
| 9 | 148.308 | 3.41 |
| 10 | 173.070 | 3.97 |
| 11 | 216.847 | 4.98 |
| 12 | 226.921 | 5.21 |
| 13 | 204.141 | 4.69 |
| 14 | 317.170 | 8.65 |
| 15 | 274.893 | 6.31 |
| 16 | 196.769 | 4.52 |
| 17 | 193.873 | 4.45 |
| 18 | 184.971 | 4.25 |
| 19 | 184.971 | 4.25 |
| 20 | 184.971 | 4.25 |
| 21 | 139.392 | 3.2 |
| 22 | 249.671 | 5.73 |
| | | <hr/> |
| Total | 4,773.141 | 109.58 |

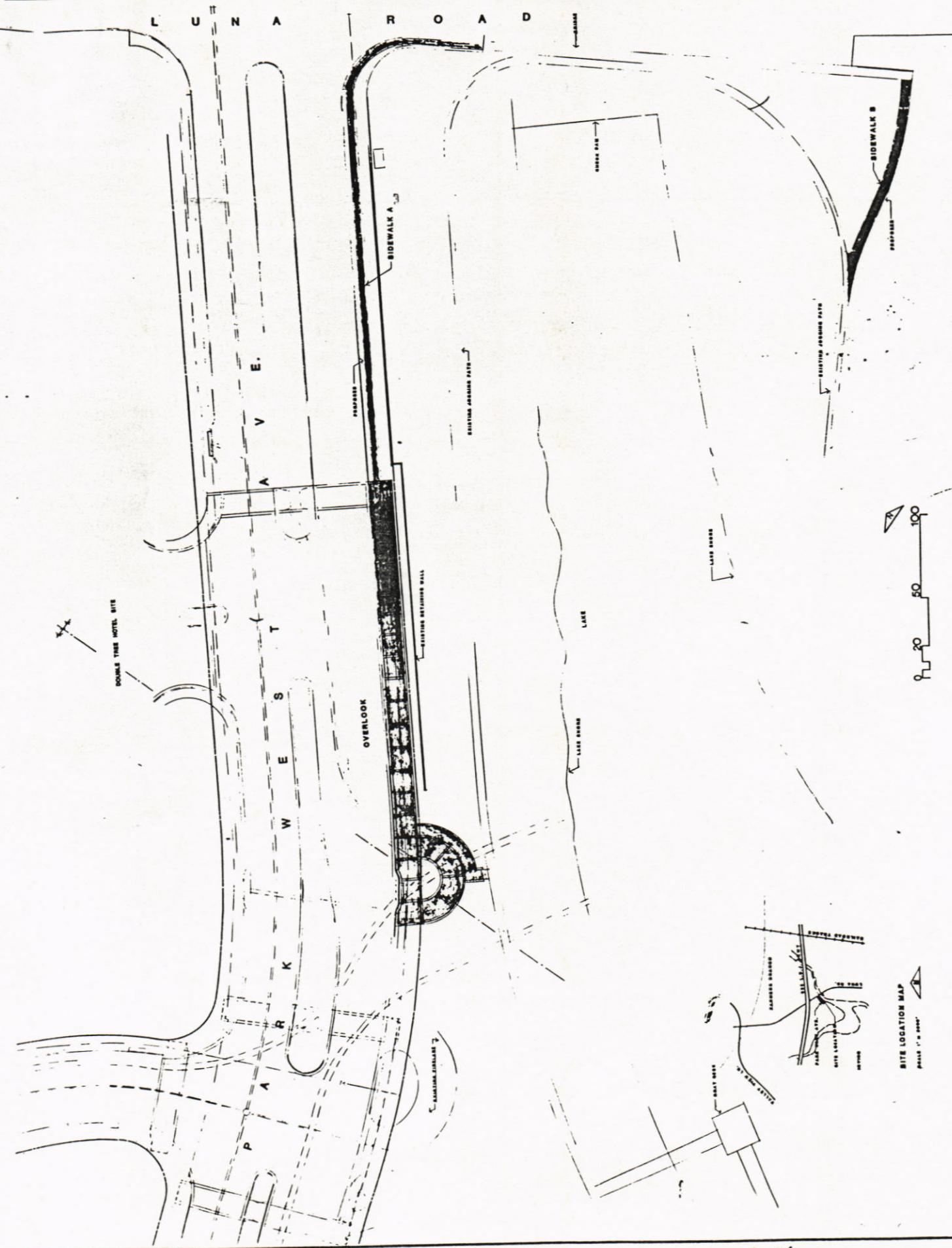
PARK WEST CORPORATE CENTER QP
PRENTISS PROPERTIES LIMITED, INC.



Location Map

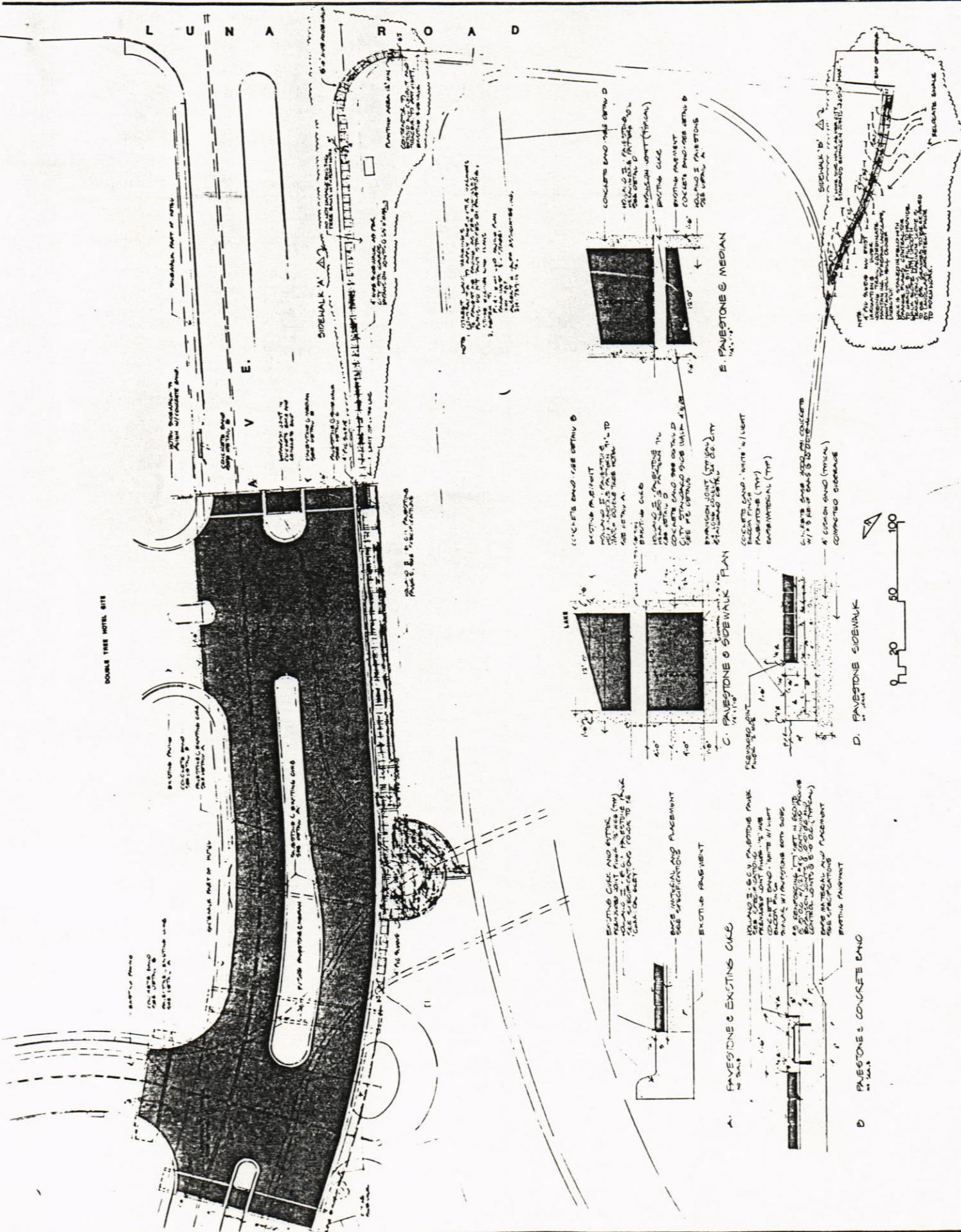
PARKWEST AVENUE
PARKWEST PHASE THREE
PRENTISS PROPERTIES, LTD.

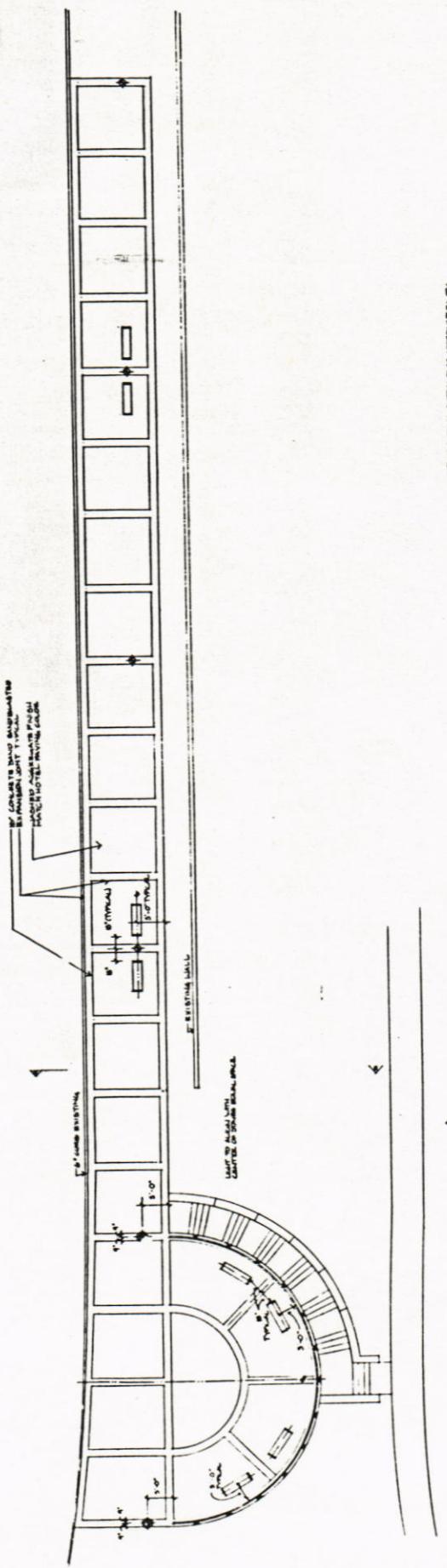
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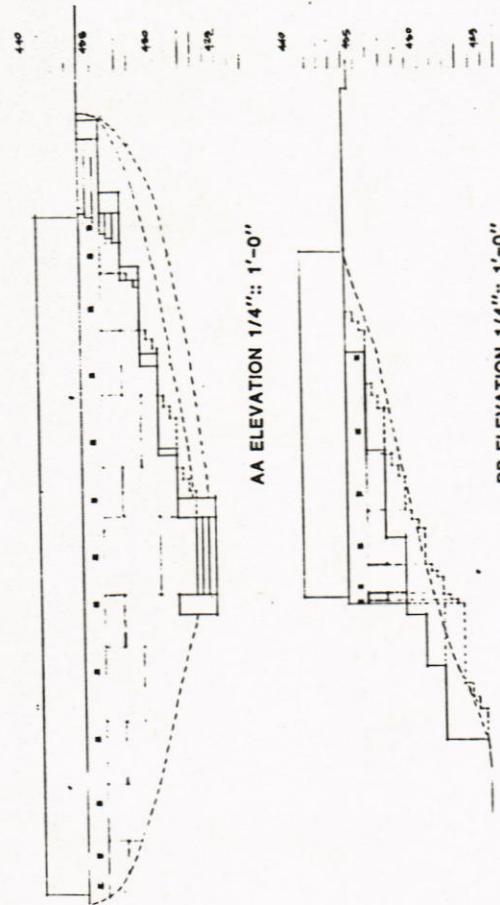
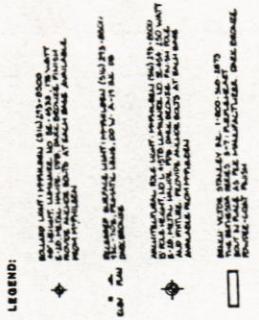


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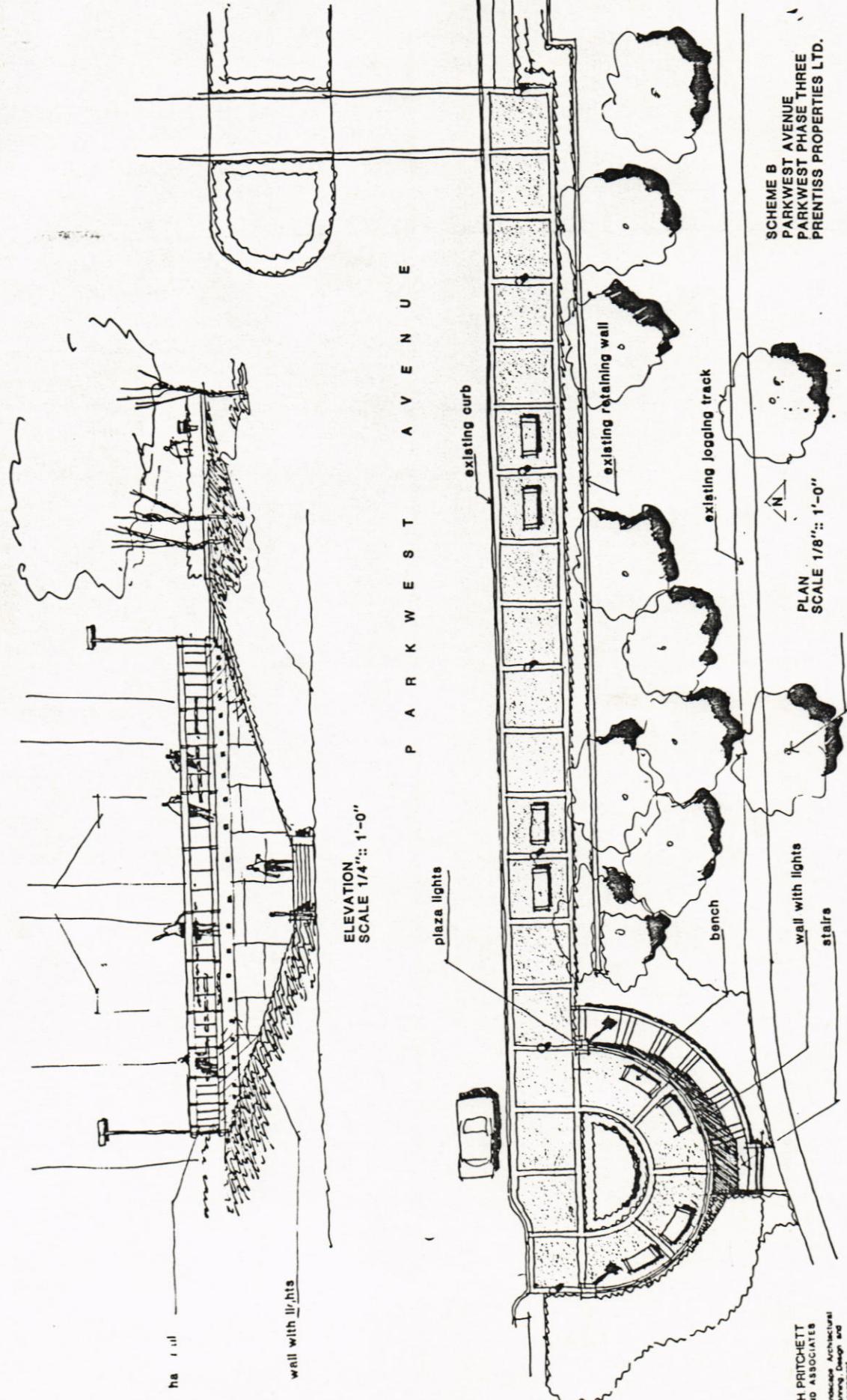


PLAN 1/8": 1'-0"



AA ELEVATION 1/4": 1'-0"

BB ELEVATION 1/4": 1'-0"



SCHEME B
PARKWEST AVENUE
PARKWEST PHASE THREE
PRENTISS PROPERTIES LTD.



PLAN SCALE 1": 20'-0"

